

June 18, 2007

TUCKAHOE PLANNING BOARD
TUCKAHOE VILLAGE HALL – 8:00pm

Present: Chairwoman Ann Marie Ciaramella
Commissioner Eric Fang
Commissioner Raymond Nerenberg
Commissioner Melba Caliano

Absent:
Commissioner James Vaughan

Also in Attendance:
John Cavallaro Village Attorney
Bill Williams Building Inspector

Chairwoman Ciaramella announced the evening's agenda as follows:

Item #1 Approval of minutes – May 21, 2007
Item #2 30 Elm St. Site Plan
Item #3 86 Main St. Sign Approval
Item #4 93 Lake Ave. Sign Approval
Item #5 30 Washington St. Sign Approval
Item #6 31 Main St. Sign Approval

Item #1 Motion by Commissioner Nerenberg to approve the minutes from the May 21, 2007 meeting was seconded by Commissioner Fang and unanimously carried by the Board.

Item #2 30 Elm St. Site Plan

Mr. Leonard Brandes, architect for the Pyramid Squash Club, submitted updated drawings along with a 3-D model of the proposed building. He noted that the sidewalks would be wider than the present sidewalks, with the building 8 ft. from the curb.

Chairwoman Ciaramella asked about the house next door on Lake Ave.

Mr. Brandes noted that the proposed building would extend 8 ft. beyond the front porch of this house.

Chairwoman Ciaramella asked about the large open windows facing into the parking garage.

Mr. Brandes noted that there is a 6 ft. wall under the window to conceal the headlights of the vehicles. The open windows are essential for air circulation.

Mr. Brandes indicated that he added additional towers to the proposed building with windows set back 8 in. into the building to offer depth to the face of the building. A 1.5 in. two tone banding would offer a 6in. high sill effect. Additional 18in. high bushes will be placed in the front of the

building. The materials used will be brick with two different light stucco colors. The windows will be dark Ivy Green with shadow lines to break up the façade. A 10in. coping on the roof with 1.5 in. depth band across the top of the building, to off set color and offer shadows.

Commissioner Fang made positive comments regarding the building but voiced his concern with regards to the corner of the building facing the train station. He concluded that this part of the building looked stark. Commissioner Fang noted that this area is the beginning of the Village and needs more attention. He noted that he understood there are constraints, but for the sake of pedestrians, this part of the building needs to be enhanced. As it stands, it looks like a 20ft. x 20ft. x 30 ft. big stucco box.

Chairwoman Ciaramella asked if the garage door would be closed at night.

Mr. Brandes indicated that there would be a rolling gate for security, which will be closed at night.

Commissioner Caliano noted that she liked the proposed building as presented.

Mr. Brandes noted that the large windows added the needed character to the building and indicated that he will again look at several options to enhance the corner of the building. He stated that there are internal restraints, as a fire stair needs to be placed there and windows are not permitted in a fire stair.

Commissioner Caliano noted that horizontal lines would diminish the 35 ft. height of the building.

Commissioner Fang indicated that vertical lines were appropriate for this type of building in a residential neighborhood.

The applicant will return next month.

Item #3 86 Main St. Sign Approval

Jennifer Heady, representing Southern Westchester Lacrosse, requested a sign 22in height, 1.5 in. thick and 94in. length, with 3.3in letters 'SOUTHERN WESTCHESTER' and 10.6145in. letters 'LACROSSE'. The material will be aluminum with white plastic letters. The sign will be attached by metal brackets and will cover the space where the previous sign was. The new sign is exactly the same size as the previous sign. There will be gooseneck lights over the sign, which will be lit from dusk to dawn.

Motion by Commissioner Nerenberg to accept the application as presented tonight.

This motion was seconded by Commissioner Caliano and unanimously carried by the Board.

Item #4 93 Lake Ave. Sign Approval

Michael Sands and Tom Brown, owners of the Lesser Evil, indicated that they decided to lease the retail space next to their present location at 95 Lake Ave. Their intention is to keep the 95 Lake Ave location as their corporate headquarters and 93 Lake Ave will now be a retail store, which will sell the Lesser Evil products. The application is to keep the awning as is on the 95 Lake Ave. location and put the following letters on the existing 2 awnings in front of 93 Lake Ave: 'the Lesser Evil Snackcident Prevention HQ & Shop.' This is the only business located at these two addresses.

Mr. Sands also noted that the back of the building is on Yonkers Ave. He asked to post banners from the second floor to help draw customers to their business.

Bill Williams, Building Inspector, read from the code, which stated that flags were not allowed. No sign shall project more than 2in. Section 3 – 28A5.

The applicant asked for a variance as these banners would dress up the building.

Chairwoman Ciaramella noted that the Board appreciates the business in Tuckahoe, but the code is clear that flags are not permitted.

Commissioner Fang suggested awnings over the second floor windows.

Commissioner Caliano suggested a flat sign on the façade above the second floor. She noted that the awnings might confuse customers as to where they are to enter the building.

Chairwoman Ciaramella asked to focus on the front awnings. She noted that the existing awning at 95 Lake Ave. will not be changed, and the applicant is requesting to add advertising to the two existing awnings at 93 Lake Ave. retail space. This will separate the two establishments, one the corporate office and one the retail space. ‘the Lesser Evil’ reads on the 95 Lake Ave. address, which is the corporate headquarters. ‘the Lesser Evil Snackcident Prevention HQ & Shop’ will read on the two awnings at 93 Lake Ave.

A discussion concerning the trademark of ‘the Lesser Evil Snackcident Prevention HQ & Shop’ evolved between the applicant and the Board members.

Commissioner Fang noted that he understood the need to distinguish between the two addresses. He recommended that the two at 93 Lake Ave. read as presented excluding the information on the vertical of the awning.

Chairwoman Ciaramella requested that the Board enter into Executive Session.

Motion by Commissioner Caliano to enter into executive session was seconded by Commissioner Fang and unanimously carried by the Board.

At 9:15pm, the Board entered into Executive Session.

Commissioner Fang noted that the Board discussed the signs and trademarks and asked the applicant to keep the awning at 95 Lake Ave as is. The two awnings at 93 Lake Ave., the retail space, the information on the verticals will be eliminated, the size of the letters will be scaled down to match the size of the letters on the first awning. Commissioner Fang asked the applicant to resubmit the drawings as recommended and return next month.

Item #5 30 Washington St. Sign Approval

The applicant requested an awning for the grocery store located at 30 Washington St. The awning will be vinyl material, burgundy color, with letters, which read ‘Washington Grocery & Deli.’ The awning will be 18in. wide x 36in. high and 8ft.8in. long. The awning will fasten to the building with steel J brackets mounted with lead anchors. This will be an open canopy and there will not be any lighting.

Motion by Commissioner Fang to accept this application as presented tonight, burgundy color and vinyl material. This motion was seconded by Commissioner Nerenberg and unanimously carried by the Board.

Item #6 31 Main St. Sign Approval

James Sullivan, representing Sans Signs, indicated that Fresco Market has a new owner. He noted that he researched this building back to 1936 and found no actual measurements on file in Village Hall. He stated that there is a basement window from 31 Main St. that is located under grade near the wall that protects the pedestrians from the train tracks. This window may suggest that Fresco Market may extend to the wall. This wall projects out 10.71 ft. from the building to the Village sidewalk. The applicant is proposing a retractable awning, when extended measures 9ft. 10in. When retracted, the awning fits neatly into a metal sleeve. The retractable awning will be used seasonably. An additional 3 ft. wide fixed awning will be placed above the front entrance. Both awnings will be at the same pitch.

Bill Williams, Building Inspector, indicated that the code requires that all awnings should be stationary. He also noted that he would need a survey to conclude that this is indeed private property. Mr. Williams noted that he would need to know exactly where the property line is as the awning cannot be on the Village right of way. This would require documentation, which the tenant should be able to obtain from the owner of the property. The applicant will return with the necessary documents.

Chairwoman Ciaramella noted that the microphone was not on when the Board returned from Executive Session and as a result, the residents at home did not hear the recommendation by the Board. She noted that the Board did not vote on this application and he will return next month. Commissioner Fang noted that the Board discussed the signs and trademarks and asked the applicant to keep the awning at 95 Lake Ave as is. The two awnings at 93 Lake Ave., the retail space, the information on the verticals will be eliminated, the size of the letters will be scaled down to match the size of the letters on the first awning. Commissioner Fang asked the applicant to resubmit the drawings as recommended and return next month.

John Cavallaro, Village Attorney, stated as per Item #3 86 Main St., regarding the lights, no exterior sign shall be illuminated after 12:00am except those establishments open after midnight. Illumination shall be shut off at the time of closing.

There being no further comments from the public or business before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:50pm.